

150 Kincora Heights NW  
Calgary, Alberta

MLS # A2211458

**\$880,000**

<b>Division:</b>	Kincora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,065 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot, View		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Both living room and primary bedroom BIG screen TV's!! Garage shelving and wall unit in 2nd upper bedroom

Open House Sunday May 4th 1:00-3:00!! Welcome to this exceptionally upgraded home, nestled in the highly desirable NW community of Kincora. Set against breathtaking views of the natural valley this home offers scenic vistas from all 3 levels, including the fully finished walkout basement. Over the past four years this property has undergone extensive enhancements inside and out. Some of the key upgrades include air conditioning, a high-efficiency hot water tank, and a new Carrier furnace. Additional renovations include new lighting fixtures, high-end appliances and fresh paint top to bottom. The exterior too has been revitalized with 30-year Malarkey high profile shingles, new siding, eaves, garage door, landscaping improvements, and stunning Gemstone lighting which enhances curb appeal and night-time ambiance. The main floor boasts a bright open concept design with hardwood flooring throughout while expansive windows frame views off to the horizon. An oversized granite-covered island is the centerpiece of the stylish kitchen, complemented by a large walk-through pantry for added convenience. Upstairs, the primary bedroom is a true sanctuary, highlighted by the ensuite with a corner tub that elegantly separates both vanities creating a spa-like atmosphere. A spacious bonus room, two more bedrooms and a 4-piece bathroom complete the upper level offering ample space for a growing family. The walkout basement provides plenty of room for all your entertainment needs, fitness equipment and is a perfect retreat for guests and extended family. The space offers views, an abundance of light, and is complemented by another bedroom with a full bathroom. The garage has also not gone untouched; upgraded with insulation, added plywood sheeting, durable PVC wall panels and features a built-in storage system plus a venting fan. Located on a quiet street in

Kincora, this address is just moments from extensive shopping options, schools, walking paths and easy access to Stoney Trail for convenient commuting. Seize the opportunity to own this remarkable home by scheduling your private tour today!